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The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 at least 72 hours in advance of the meeting.

1. Call to Order

2. Roll Call

3. Approval of Meeting Agenda

4. Approval of Meeting Minutes

4.1. May 12, 2026 HPC Minutes

5. Community Comment

During "Community Comment," the Board/Commission will invite residents to share issues or concerns that are not scheduled for a future public hearing. Items that are on tonight's agenda may not be addressed during Community Comment. Individuals must limit their comments to three minutes. The Chair may limit the number of speakers on the same issue in the interest of time and topic. Individuals should not expect the Chair or Board/Commission Members to respond to their comments tonight. Instead, the Board/Commission might refer the matter to staff for consideration at a future meeting.

6. Reports/Recommendations

6.1. COA: H-26-4, 4604 Casco Avenue

6.2. COA: H-26-5, 4521 Drexel Avenue

7. Chair and Member Comments

8. Staff Comments

9. Adjournment



Item Number: 4.1

Department:

Item Activity: Action

Prepared By: Emily Dalrymple, Assistant City Planner

Item Title: May 12, 2026 HPC Minutes

Action Requested:

Approve the May 12, 2026 HPC Minutes

Information/Background:

None.

Supporting Documentation:

Documents marked with "Board Portal" do not meet [ADA Web Content Accessibility Guidelines \(URL\)](#) and are not included in the public packet. To request a board portal document, please [submit a data request \(URL\)](#).

1. May 12, 2026 HPC Minutes



Heritage Preservation Commission Meeting

Agenda May 12, 2026, 7:00 PM

Community Room, 4801 W. 50th St.

1. Call to Order

2. Roll Call

Members Present: Amber Koch, Kaelie Breiter, Shawn Jarvinen, Katie Pope, Kris Waggoner, Theresa Farrell-Strauss

Members Absent: Commissioners Brad Olson, Phil Baker and Devon Nickels and Student Commissioners Matthew Weiby & Olivia Duplessis

Staff Present: Emily Dalrymple, Kris Aaker, Madison Richard & Consultant Elizabeth Gales

3. Approval of Meeting Agenda

Commissioner Waggoner made a motion to Approve. Motion seconded by Commissioner Farrell-Strauss.

Ayes: Amber Koch, Kaelie Breiter, Shawn Jarvinen, Katie Pope, Kris Waggoner, Theresa Farrell-Strauss

Nays: None

Motion Passed

4. Reports/Recommendations

4.1. COA, H-26-3 4907 Arden Avenue

Commissioner Waggoner made a motion to Approve the certificate of appropriateness request for a new detached garage at 4907 Arden Avenue based on the findings and with the conditions outlined in the staff report. Motion seconded by Commissioner Koch.

- **Findings:**

- **The proposed project will not alter major character defining features of the home.**
- **The proposed changes meet the Secretary of the Interior's Standards of Rehabilitation and the Country Club Plan of Treatment.**

- **Conditions:**

- **Any changes to the approved elevations or materials will need to be submitted to staff for review.**
- **An as-built date plaque be installed on the exterior of the new garage.**

Ayes: Amber Koch, Kaelie Breiter, Shawn Jarvinen, Katie Pope, Kris Waggoner, Theresa Farrell-Strauss

Nays: None

Motion Passed

5. Chair and Member Comments-None

6. Staff Comments

Emily Dalrymple introduced Madison Richard, who will be acting as the Staff liaison for the Heritage Preservation Commission in an interim capacity.

There are two tentative COAs scheduled for the June meeting-quorum and attendance is important. NAPC Conference-Commissioner Koch will be attending for the City.

7. Adjournment

Commissioner Breiter made a motion to approve. Motion seconded by Commissioner Koch.

Ayes: Amber Koch, Kaelie Breiter, Shawn Jarvinen, Katie Pope, Kris Waggoner, Theresa Farrell-Strauss

Nays: None

Motion Passed



Item Number: 6.1

Department: Community Development

Item Activity: Action

Prepared By: Emily Dalrymple, Assistant City Planner, Madison Richard, Planner

Item Title: COA: H-26-4, 4604 Casco Avenue

Action Requested:

The recommendation is to approve the certificate of appropriateness request for changes to the street facing facade at 4604 Casco Avenue. The recommendation for approval is based on the following: The proposed changes meet the Secretary of the Interior's Standards of Rehabilitation and the Country Club Plan of Treatment.

Conditions of Approval:

Any changes to the approved elevations or materials will need to be submitted to staff for review.

Information/Background:

The subject property, 4604 Casco Avenue, is located on the west side of Arden Avenue, north of Country Club Road and south of Bridge Street. The existing home on the lot is a two-story American Colonial Revival built in 1941. The applicant's proposal is for a certificate of appropriateness for changes to the street-facing facade. The proposed alterations to the street-facing facade include the removal of the one-stall street-facing attached garage, a front entry addition, new lap siding, new windows, and replacing asphalt shingles. The project also includes an addition off of the rear of the existing home, that includes a two-car attached garage.

Consultant Memo: See attached memo from Elizabeth Gales and Rachel Peterson, Hess, Roise and Company.

[Better Together Link](#)

Supporting Documentation:

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1. Staff Report
2. Staff Presentation
3. Applicant Submittal (Board Portal)
4. Consultant Memo (Board Portal)
5. Historic Assessing Field Card (Board Portal)



Date: 6/9/26

To: HERITAGE PRESERVATION COMMISSION

From: Madison Richard, Consultant Assistant City Planner
Kris Aaker, Assistant City Planner

Subject: COA H-26-4, 4604 Casco Avenue, Changes to Street Facing Facade

Information/Background:

The subject property, 4604 Casco Avenue, is located on the west side of Arden Avenue, north of Country Club Road and south of Bridge Street. The existing home on the lot is a two-story American Colonial Revival built in 1941.

The applicant's proposal is for a certificate of appropriateness for changes to the street facing façade. The proposed alterations to the street-facing façade include the removal of the one-stall street facing attached garage, a front entry addition, new lap siding, new windows, and replacing asphalt shingles. The project also includes an addition off of the rear of the existing home, that includes a two-car attached garage.

Consultant Memo:

See attached memo from Elizabeth Gales and Rachel Peterson, Hess, Roise and Company.

Recommendation & Findings:

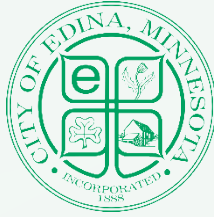
The recommendation is to approve the certificate of appropriateness request for changes to the street facing facade at 4604 Casco Avenue. The recommendation for approval is based on the following:

- The proposed changes meet the Secretary of the Interior's Standards of Rehabilitation and the Country Club Plan of Treatment.

Conditions of Approval:

- Any changes to the approved elevations or materials will need to be submitted to staff for review.

COA Expiration: June 9, 2027



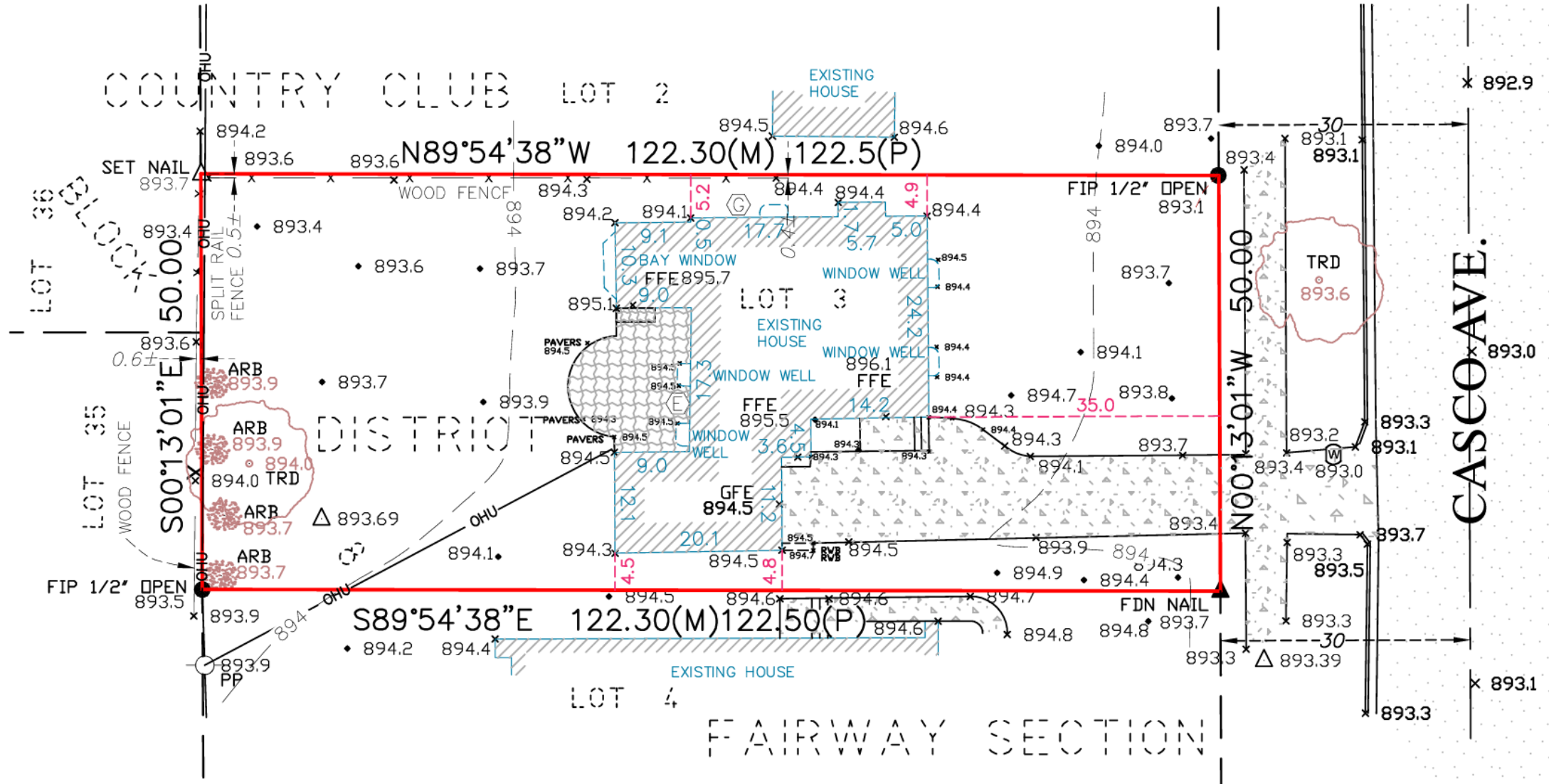
The CITY of
EDINA

4604 Casco Avenue

COA H-26-4, Changes to Street Facing Facade

EdinaMN.gov

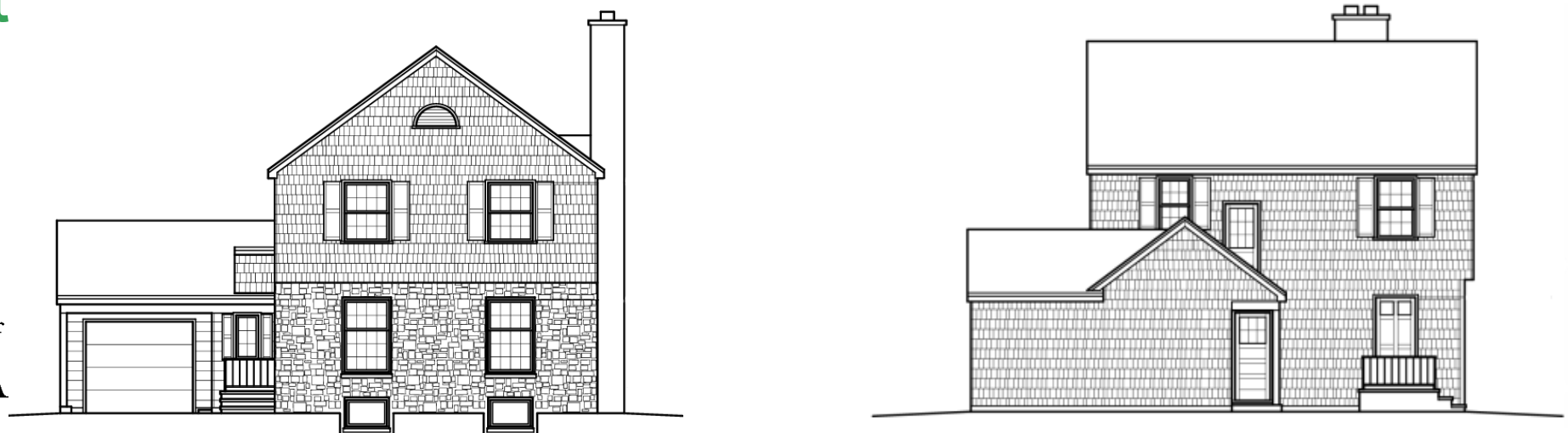
Existing Survey



Proposed Elevations (Front/East and South)



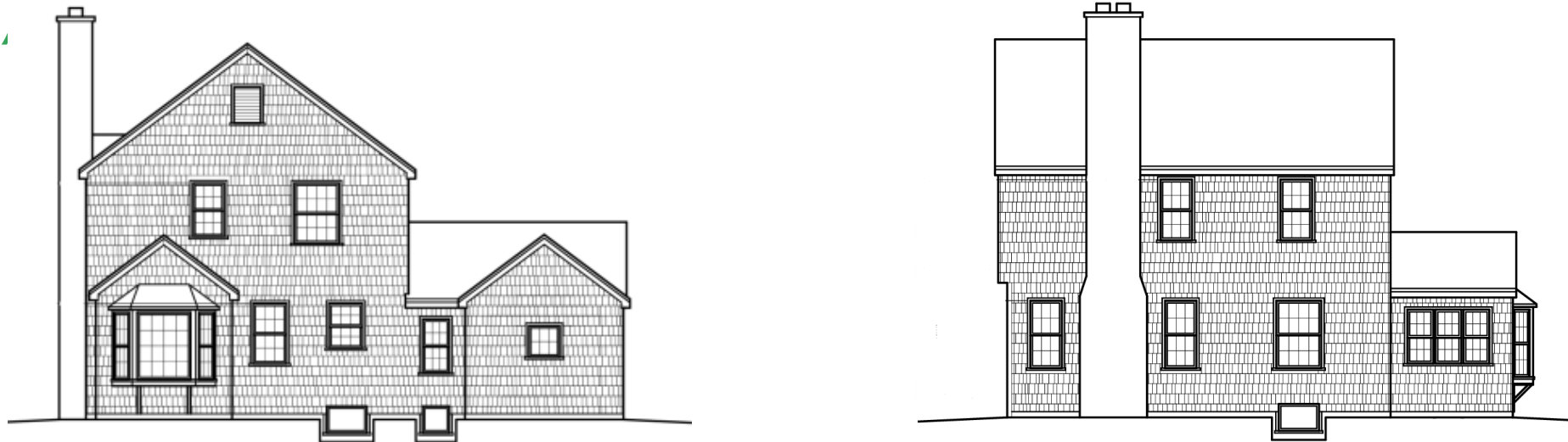
Existing Elevations (Front/East and South)



Proposed Elevations (Rear/West and North)



Existing Elevations (Rear/West and North)



Existing Site Photos



Historical Photo





Item Number: 6.2

Department: Community Development

Item Activity: Action

Prepared By: Emily Dalrymple, Assistant City Planner, Madison Richard, Planner

Item Title: COA: H-26-5, 4521 Drexel Avenue

Action Requested:

The recommendation is to approve the certificate of appropriateness request for changes to the street facing facade at 4521 Drexel Avenue. The recommendation for approval is based on the following: The proposed changes meet the Secretary of the Interior’s Standards of Rehabilitation and the Country Club Plan of Treatment.

Conditions of Approval:

Any changes to the approved elevations or materials will need to be submitted to staff for review. An as-built date plaque be installed on the exterior of the new garage.

Information/Background:

The subject property, 4521 Drexel Avenue, is located on the east side of Drexel Avenue, north of Bridge Street and south of Sunnyside Drive. The existing home on the lot is a two-story New England Colonial Revival home built in 1924. The applicant’s proposal is for a certificate of appropriateness for the demolition of an existing detached garage and the construction of a new detached garage. The newly constructed garage is slightly larger than the existing garage and placed in a similar location. The height and size of the proposed garage have been approved through a reasonable accommodation request and are not subject to HPC review or comment for this project. The proposed building materials include smooth lap siding, asphalt shingles and standing seam roofing. Each side of the proposed garage has a decorative feature (windows).

Update: Staff have removed the previous condition stating “The proposed standing seam metal awning for the lower accent roof should be replaced with a complementary material, such as shingles”. Based on further conversations with the Applicant and City Consultants, Staff believes the proposed metal awning is appropriate for detached garage and aligns with metal roofing on the existing home and on other properties in the County Club district.

Consultant Memo: See attached memo from Elizabeth Gales and Rachel Peterson, Hess, Roise and Company.

[Better Together Link](#)

Supporting Documentation:

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5. Historic Assessing Field Card (Board Portal)



Date: 6/9/26

To: HERITAGE PRESERVATION COMMISSION

From: Emily Dalrymple, Assistant City Planner
Madison Richard, Consultant Assistant City Planner

Subject: COA H-26-5, 4521 Drexel Avenue, New Detached Garage

Information/Background:

The subject property, 4521 Drexel Avenue, is located on the east side of Drexel Avenue, north of Bridge Street and south of Sunnyside Drive. The existing home on the lot is a two-story New England Colonial Revival home built in 1924.

The applicant’s proposal is for a certificate of appropriateness for the demolition of an existing detached garage and the construction of a new detached garage. The newly constructed garage is slightly larger than the existing garage and placed in a similar location. The height and size of the proposed garage have been approved through a reasonable accommodation request and are not subject to HPC review or comment for this project. The proposed building materials include smooth lap siding, asphalt shingles and a metal standing seam roofing awning. Each side of the proposed garage has a decorative feature (windows).

Update: Staff have removed the previous condition stating “The proposed standing seam metal awning for the lower accent roof should be replaced with a complementary material, such as shingles”. Based on further conversations with the Applicant and City Consultants, Staff believes the proposed metal awning is appropriate for detached garage and aligns with metal roofing on the existing home and on other properties in the County Club district.

Consultant Memo:

See attached memo from Elizabeth Gales and Rachel Peterson, Hess, Roise and Company.

Recommendation & Findings:

The recommendation is to approve the certificate of appropriateness request for changes to the street facing facade at 4521 Drexel Avenue. The recommendation for approval is based on the following:

- The proposed changes meet the Secretary of the Interior’s Standards of Rehabilitation and the Country Club Plan of Treatment.

Conditions of Approval:

- Any changes to the approved elevations or materials will need to be submitted to staff for review.
- An as-built date plaque be installed on the exterior of the new garage.

COA Expiration: June 9, 2027



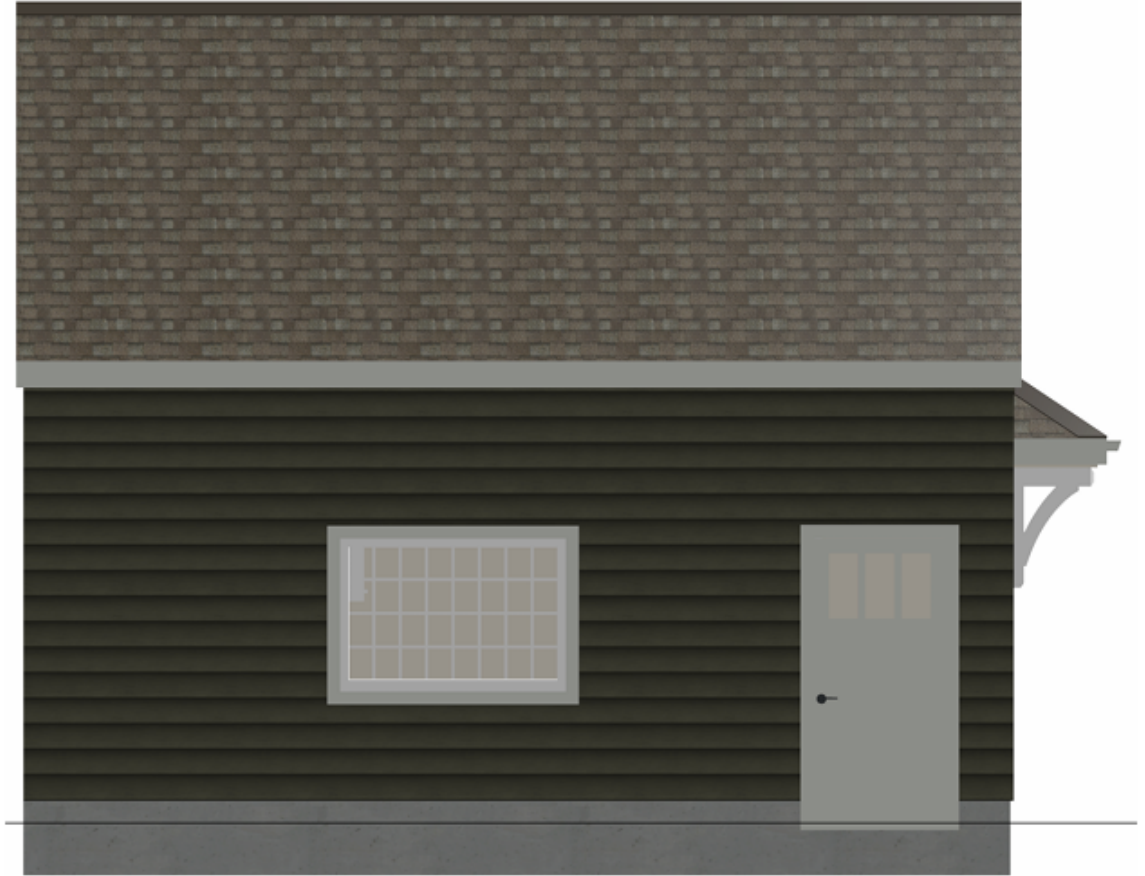
The CITY of
EDINA

4521 Drexel Avenue

COA H-26-5, New Detached Garage

EdinaMN.gov

Proposed Elevations (Front/West and North)



Proposed Elevations (Rear/East and South)



Existing Site Photos



Historical Photos

